

UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE: James J. Moore Jr.

Debtor(s)

MIDFIRST BANK,
its successors and/or assigns

Movant

v.

James J. Moore Jr.

Respondent(s)

and

Justin P. Schantz, Trustee

Additional Respondent

BK. NO. 22-10298 JCM

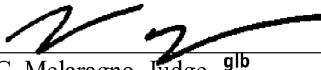
CHAPTER 7

Related to Docket # 82

ORDER MODIFYING SECTION 362 AUTOMATIC STAY

AND NOW, this 4th day of December , 2024, at Pittsburgh, upon Motion of MIDFIRST BANK,
it is

ORDERED THAT: The Automatic Stay of all proceedings, as provided under Section 362 of the
Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is
granted and modified with respect to the subject premises located at 906 Grandview Road, Oil City, PA
16301 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies
under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited
to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives
including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any
purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement
of its right to possession of the Property.


John C. Melaragno, Judge glb
United States Bankruptcy Court

SIGNED
12/4/24 1:38 pm
CLERK
U.S. BANKRUPTCY
COURT - WDPA

In re:
James J. Moore, Jr.
Debtor

Case No. 22-10298-JCM
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0315-1

User: auto

Page 1 of 1

Date Rcvd: Dec 04, 2024

Form ID: pdf900

Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol **Definition**

- + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 06, 2024:

Recip ID	Recipient Name and Address
db	+ James J. Moore, Jr., 906 Grandview Road, Oil City, PA 16301-1225

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 06, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 4, 2024 at the address(es) listed below:

Name	Email Address
Brent J. Lemon	on behalf of Creditor MIDFIRST BANK blemon@kmllawgroup.com lemondropper75@hotmail.com
Daniel P. Foster	on behalf of Debtor James J. Moore Jr. dan@mrdebtbuster.com, katie@mrdebtbuster.com;marci@mrdebtbuster.com;kristen@mrdebtbuster.com;fosterlaw@ecf.inforuptcy.com
Denise Carlon	on behalf of Creditor MIDFIRST BANK dcarlon@kmllawgroup.com
Justin P. Schantz	jpstrustee@gmail.com PA94@ecfcbis.com
Office of the United States Trustee	ustpregion03.pi.ecf@usdoj.gov

TOTAL: 5